

7.0 DEVELOPMENT STANDARDS

7.1 Intent of the Development Standards

As stated in the preceding chapter, the policies, standards and design guidelines in this Specific Plan are formulated to implement an overall vision and development strategy for University Avenue as articulated through a number of means, not the least of which are the Strategic Development Plan for University Avenue and concerns raised through the public review process. This chapter outlines a further tier of objectives and policies pertaining to the plan's second major component - development standards.

The development standards contained in this section are regulatory in nature and govern all development within the Specific Plan Area. The standards should be used in combination with the Design Standards and Guidelines set forth in Section 8.0.

The densities proposed are consistent with the General Plan and, therefore, the roadway widths and types provided for in the Circulation Element will accommodate anticipated traffic demands. Major projects will, of course, be supplemented with specific traffic studies designed to address traffic impacts on a project specific basis. Where traffic would impact State Route 91 and Interstate 215, Cal-Trans will be invited to comment on any proposed projects. In addition, the Planning Department's environmental review function will address traffic impacts through such "Traffic Management Association" (TMA), considerations as flex-time work scheduling, on-site rideshare coordination and the like. In addition, the City's current fee schedule assesses fees for traffic impacts from project development.

7.2 Organization of the Development Standards into Three Tables

Table 4 lists development standards by Subdistrict. Table 5 lists Planned Mixed-Use Development Standards for Subdistrict 2, and Table 6 lists Mixed-Use Development Standards for Subdistrict 4. It is intended that a project within Subdistrict 2, comprising 15 acres or more may be renovated or reconstructed (including new construction or major modifications) under the Subdistrict 2 development standards listed in Table 4 or the Planned Mixed-Use Development standards listed in Table 5, at the election of the owner.

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Table 4
DEVELOPMENT STANDARDS BY SUBDISTRICT

Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.1 Building				
7.1.1 Intensity (Floor Area Ratio)	Maximum of .035 except for Consolidated Block Development (see 7.2.7 of this Table).	Maximum of 0.50 except for Planned Mixed Use Commercial / Residential Development, a maximum of 2.0; See Table 5. For drive-thru restaurants in Subdistrict 2 see section 7.6.	Maximum of 0.35 except for Consolidated Block Development (see 7.2.7 of this Table).	Maximum of 0.50 except for Planned Mixed Use Commercial / Residential Development, a maximum of 2.0; See Table 6.
7.1.2 Height ¹	Maximum of 35 feet.	Maximum of 35 ft. within 50 ft. of a residential zone; otherwise a maximum of 55 ft. except for Planned Mixed Use Commercial / Residential Development (see Table 5).	Maximum of 75 ft.	Maximum of 35 ft. except for Planned Mixed Use Commercial / Residential Development (see Table 6).
7.1.3 Blank Walls	No building wall facing a public street or adjacent residential uses shall extend more than 25 feet vertically or horizontally without a visual break created by a minimum 2-ft. recess articulation in the exterior wall or architectural detailing.			
7.1.4 Ground Floor Front Facade Treatment	At least 75% of the area of the ground floor building wall fronting University Avenue shall be devoted to pedestrian entrances, display windows and other techniques in order to provide visual interest and establish a pedestrian environment along University Avenue.			
7.1.5 Compatibility with Surrounding Development	The rear and side walls of buildings which are visible from adjacent lots or streets shall be treated the same as the front wall. The walls of any parking structure or that portion of any structure used for parking shall be designed to substantially screen vehicles in the structure from a view of a person on a public street. The walls of the parking structure shall be similar in color, material and architectural detail with the building it serves.			
7.2 Site Design				
7.2.1 Building Location	Buildings shall be located as close as possible to the front setback line of University Avenue and parking shall be located to the rear or side of the parcels. For drive-thru restaurants in Subdistrict 2 see section 7.6.			

¹ Roof structures specified in Section 19.68.030 of the Zoning Code shall be permitted in addition to heights specified for each Subdistrict.

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Table 4
DEVELOPMENT STANDARDS BY SUBDISTRICT

Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.2.2 Required Front Yard/Setback	<p>For the purposes of these standards, the front yard is the yard adjacent to University Avenue.</p> <p>The minimum setback along University Avenue shall be 20 ft. from the property line.</p> <p>Within this setback area, the following is permitted:</p> <ul style="list-style-type: none"> ! Pedestrian access walkways and plazas ! Vehicular access driveways, but not parking ! Lights to illuminate pedestrian access ways and vehicular access driveways and landscaped areas or buildings ! Signs in accordance with the provisions of this Section ! Open trellis structures or arcades over sidewalk areas are permitted, subject to Design Review approval ! Landscaped areas ! Pedestrian amenities such as decorative trash receptacles, benches, water elements, bicycle parking areas, public art and sculpture, bus/shuttle stops subject to Design Review approval. ! Outdoor dining areas and fences defining these dining areas subject to a Conditional Use Permit and Design Review approval. <p>Within this setback area the following landscaping shall be required:</p> <ul style="list-style-type: none"> ! From Park to Iowa Avenue plant a minimum of 24-inch box canopy trees spaced approximately 60 ft. on center in a 10 to 12-ft. wide planting strip adjacent to the public sidewalk, coordinating with the Streetscape Concept Plans for University Avenue or subsequently refined plans. (See Figure 29 of the Design Guidelines.) Concrete paving with a broom finish shall connect University Avenue and buildings on the property and a minimum of 50% of the area shall be in ground cover. ! From Iowa to I-215, plant a minimum of 24-inch box canopy trees spaced in a staggered pattern with proposed shade trees planned for the public rights-of-way as a part of the Streetscape Concept Plans for University Avenue or subsequently refined plans. Decorative brick-like and concrete paving as per Design Review Guidelines for University Avenue. <p>Within this setback area, the following appurtenances shall not be permitted:</p> <ul style="list-style-type: none"> ! Newsracks. ! Vending machines. ! Public telephones. 			
7.2.3 Required Street Side Yard	Minimum of 10 ft.	Minimum of 10 ft.	Minimum of 10 ft.	Minimum of 10 ft.
7.2.4 Required Side Yard Adjacent to Residentially Zoned Property and All Rear Yards	Minimum 20 feet side and rear yards, of which no more than 15 feet may include parking.			
7.2.5 Lot Area ²	Minimum of 20,000 s.f.	Minimum of 80,000 s.f. For drive-thru restaurants in Subdistrict 2 see section 7.6.	Minimum of 20,000 s.f.	Minimum of 80,000 s.f.

² Applicable to all lots created after the date of adoption of this Specific Plan.

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Table 4
DEVELOPMENT STANDARDS BY SUBDISTRICT

Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.2.6 Lot Width ³	Minimum 100 ft.	Minimum 100 ft.	Minimum 100 ft.	Minimum 100 ft.
7.2.7 Lot Consolidation ³	See Footnote Below	N/A	See Footnote Below	N/A
7.2.8 Off-Street Parking Required Spaces	In accordance with Chapter 19.74 of the Zoning Code, unless otherwise specified for a particular use or mixed use in a subdistrict.			
7.2.9 Curb Cuts	The number of curb cuts on property fronting on University Avenue shall not be increased; curb cuts shall be eliminated where possible. Access to parking and service areas shall be provided from an alley or adjacent side street where such exists adjacent to the property, if feasible. Initiation and/or continuation of reciprocal access and parking easements may be required so that existing or future properties or developments may be interconnected, thereby reducing the need for additional curb cuts. Arrangements for future driveway removal may also be required.			
7.2.10 Walls and Fences Adjacent to a Residential Zone	Six-ft. high masonry walls shall be erected and maintained along property lines adjoining any lot in any residential zone.			
7.2.11 Screening				
Required Walls for On-Site Parking	Walls located along a lot which abuts a public street other than University Avenue shall be set back a minimum of 5 ft. from the property line adjacent to that street. The area between the sidewalk and wall shall be landscaped in accordance with the Design Guidelines. When a greater wall setback is required elsewhere in the Design Guidelines, the greater setback shall be required.			
Trash	A trash enclosure, six feet in height, constructed of similar material of the building, shall be provided on site. The trash enclosure shall be enclosed on all sides, and shall be six feet in height with a solid gate providing access to the trash area. Trash enclosed within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within an enclosed structure.			

³ To eliminate curb cuts and provide opportunities for image, pedestrian, and vehicular improvements, lot consolidation is encouraged. If the project is a Consolidated Block Development as defined in Section 6.0 of this Specific Plan, subject to the granting of a Conditional Use Permit:

- ! The total parking requirement for a combination of restaurants, retail and offices on a Consolidated Block Development site may be reduced up to 25% from the requirements otherwise specified in this Chapter, subject to the findings of a shared use parking analysis provided by the applicant.
- ! The Floor Area Ratio (FAR) may be increased to 1.0, provided other development standards of the Specific Plan are satisfied.

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Table 4				
DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
Roof Appurtenances	All heating, ventilation, air conditioning equipment and ducts and other equipment or appurtenances located on roofs shall be screened from the view of people at ground level or adjacent buildings. Screens must be at least as high as the equipment.			
Loading Areas	All loading areas shall be screened from view from adjacent lots and public streets by a solid fence or wall not less than 6 feet in height.			
7.2.12 Pedestrian Linkages	A clearly defined pedestrian walkway shall be provided to connect building entrances to parking spaces and to adjacent sidewalks.			
7.2.13 Light and Glare	All exterior lighting shall be of an indirect nature, shielded to minimize illumination of adjacent properties and to reduce glare. Freestanding light poles shall not exceed a maximum height of fourteen feet.			
7.2.14 Utilities	All utility connections from the main line in the public right-of-way to buildings shall be located underground.			
7.3 Landscaping of Public Rights-of-Way	If an assessment district for implementation of the Streetscape Concept Plan has not been approved at the time of improvement of a property, trees shall be planted in the public right-of-way or a street tree planting easement in accordance with the specifications established by the University Avenue Design Standards and Guidelines.			
7.4 Signs	Chapter 19.76 of the Zoning Code shall apply. New billboards are prohibited.			
7.5 Subdivision	No property shall be subdivided into smaller parcels within the University Avenue Specific Plan Area, except that subdivision may be permitted within an integrated project, such as a shopping center, condominium or planned mixed use commercial/residential development in accordance with the provisions of this Specific Plan.			

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Table 4 DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.6 Drive-thru Restaurant Design & Development Criteria	<p>General Standards</p> <ol style="list-style-type: none"> 1) Drive-thru restaurants are only permitted in Subdistrict 2. 2) The proposed site, either currently or proposed, shall be part of a commercial complex of eight acres or greater in size with shared access via a driveway serving the restaurant as well as the greater commercial complex. If the proposed site is on a separate parcel, the parcel should be no less than 30,000 square feet. 3) A minimum building size of 3,000 square feet of usable interior space. 4) Associated indoor or outdoor playgrounds shall be prohibited. 5) Additional driveway openings to a parcel shall be discouraged and existing driveways are to be closed where feasible. 6) Buildings shall be designed with substantial mass (height and bulk) to create a strong building profile on the property as seen from the street frontage. <p>Drive-thru Lane and Window Standards</p> <ol style="list-style-type: none"> 7) Drive-thru windows are prohibited on the front building elevation directly facing a street frontage. 8) Drive thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations. <p>Outdoor Dining Standards</p> <ol style="list-style-type: none"> 9) If an outdoor dining area is proposed, it shall be located fronting on the street frontage to promote pedestrian traffic. 10) All outdoor dining areas shall be designed in compliance with the City's "Outdoor Dining and Outdoor Food Preparation Requirements and Design Guidelines." 11) Outdoor dining areas may encroach to within five feet of the street frontage property line to encourage pedestrian usage. 			

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Table 4 DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
	<i>Additional Design Standards for Drive-thrus with frontage on University Avenue</i>			
	12) The building shall be located in close proximity to the street frontage with parking and drive-thru lanes located to the rear and sides of the building elevations to the extent possible.			
	13) The restaurant should incorporate significant outdoor dining facilities, which shall be prominently visible from and integral to University Avenue.			
	14) No parking shall be located between University Avenue and the applicable primary building on the parcel.			
	15) Clear and dominant pedestrian access should be provided from University Avenue to the restaurant use.			

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Table 5

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 2**

1.0 Site Area	A minimum of 15 acres shall be submitted for approval under a single project application to qualify as a mixed-use project for SubDistrict 2 under this Section.
2.0 Land Use Location	Residential uses shall be located adjacent to existing residential uses and generally away from University Avenue. A minimum of 25% of the site shall be devoted to residential.
3.0 Vehicular and Pedestrian Access	Major vehicular accesses to the properties from University Avenue and Chicago Avenue shall be located no closer than approximately 450 feet from the intersection of University and Chicago Avenues. Major access is also permitted from Ottawa Avenue. Right turn in and out access is also permitted but not within 200 feet of any public street intersecting University Avenue. A major pedestrian connection shall be provided to connect the property on the east and west sides of Chicago Avenue, combined with the major vehicular access south of the intersection of University Avenue and Chicago Avenue or in another location subject to Design Review. A clearly defined pedestrian path shall connect the retail, office, and residential uses within the project.
4.0 Building Height	Building height shall not exceed a maximum of 75 feet and shall not exceed 35 feet within 50 feet of any adjacent residential uses.
5.0 Setbacks	Subject to Design Review Board approval, surface parking may face University Avenue and some buildings may be located in the rear of the property provided greater landscape standards and pedestrian connections are provided that those described in Table 4.
6.0 Intensity	Up to 2.0 FAR (excluding parking structures) shall be permitted averaged over the entire site.
7.0 Lot Coverage	A maximum building coverage for residential of fifty percent (50%)

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Table 5 [Continued]

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 2**

8.0 Lot Area	The required lot area for any residential development site within SubDistrict 4 shall be no less than the total of: ! 1,500 square feet for each 4 bedroom unit, and ! 1,200 square feet for each 3 bedroom unit, and ! 1,000 square feet for each 2 bedroom unit, and ! 800 square feet for each 1 bedroom unit or smaller.
9.0 Pedestrian Amenities	The following pedestrian amenities shall be developed as a part of the pedestrian pathway system: outdoor dining areas, planters, trash receptacles, pedestrian-scale lighting and signage, pattern and textured paving, kiosks for directories and flowers, newsstands, seating areas, bicycle parking areas, a bus shuttle stop, public art and sculpture. Pedestrian amenities shall be compatible with the architectural theme described in the Design Standards and Guidelines section of the Specific Plan.
10.0 Landscaping	Main vehicular entrances shall be lined with similar plant materials specified in the University Avenue Streetscape Concept Plan or subsequently updated plans.
11.0 Streetscape	If an assessment district for implementing the Streetscape Plan for University Avenue has not been approved before development of the property, the improvements within the public right-of-way shall be constructed and integrated with the Project.
12.0 Parking	Due to the mixed use nature of the project, the total minimum parking requirement may be reduced from that defined in Sections 19.74.030 and 19.74.010 of the Zoning Code, subject to the submittal by the landowners of a shared parking analysis and approval by the Design Review Board.
13.0 Development Agreement	An appropriate developer agreement must be approved for any Planned Mixed-Use Development.
14.0 Phasing	An approved phasing plan shall be required of all projects.

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Table 6**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 4**

1.0 Site Area	A minimum of 15 acres shall be submitted for approval under a single project application in order to qualify as a mixed-use project for SubDistrict 4 under this Section. A minimum of 50% of the total site shall be devoted to residential uses.
2.0 Land Use Location	At the northeast corner of Iowa Avenue and University Avenue, retail shops, restaurants, and theaters shall be clustered around an outdoor pedestrian paseo and courtyard which includes areas for outdoor dining and entertainment. Residential, preferably housing for students, shall be located west of Iowa Avenue as well as east of Iowa Avenue north of and adjacent to the commercial uses.
3.0 Vehicular and Pedestrian Access	Major vehicular access to the property shall be located on University Avenue approximately 600 feet east of the center line of Iowa and shall be located on Iowa Avenue, approximately 600 to 750 feet north of the center line of University Avenue, subject to review of the Public Works Director. Pedestrian crossing of these streets shall be located at these two major access points, as well as at the intersection of University Avenue and Iowa Avenue. A clearly defined pedestrian path shall connect the residential uses with retail, office and entertainment uses and a clearly defined pedestrian path shall be provided from student housing to UCR.
4.0 Building Height	Maximum building height shall generally vary from 35 feet for residential to up to 75 feet for offices. One, unoccupied tower taller than 75 feet is permitted for identity, as well as other unoccupied areas as permitted in Section 19.68.030 of the Zoning Code. The tower may not include signs other than one logo on each facade.

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Table 6 [Continued]

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 4**

5.0 Setbacks

Building facades shall generally be located close to University and Iowa Avenues and surface parking away from these streets. At least 70% of the frontage along University Avenue shall be no more than 35 to 40 feet from the curb face of University Avenue.

Minimum setbacks along Iowa Avenue shall be 15 feet for residential uses and 10 feet from the property line for commercial uses. No parking is permitted within this setback area. All setbacks shall be landscaped in accordance with the provisions of the University Avenue Streetscape concept plans or its subsequently refined plans.

6.0 Intensity

Buildings (excluding parking structures), shall not exceed an FAR, averaged over the entire site, of 2.0.

7.0 Lot Coverage

The maximum lot coverage within SubDistrict 4a shall not exceed fifty percent (50%) of the total lot area.

8.0 Lot Area

The required lot area for any residential development site within SubDistrict 4 shall be no less than the total of:

- ! 1,500 square feet for each 4 bedroom unit, and
- ! 1,200 square feet for each 3 bedroom unit, and
- ! 1,000 square feet for each 2 bedroom unit, and
- ! 800 square feet for each 1 bedroom unit or smaller.

9.0 Pedestrian Amenities

The following pedestrian amenities shall be developed as a part of the paseo and pedestrian pathway system: outdoor dining areas, planters, trash receptacles, pedestrian-scale lighting and signage, pattern and textured paving, kiosks for directories and flowers, newsstands, seating areas, bicycle parking areas, a bus shuttle stop on University Avenue, public art and sculpture. Pedestrian amenities shall be compatible with the architectural theme described in the Design Standards and Guidelines section of the Specific Plan.

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Table 6 [Continued]

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 4**

10.0	Landscaping	Main vehicular entrances shall be lined with similar plant materials specified in the University Avenue Streetscape Concept Plan or subsequently updated plans.
11.0	Streetscape	If an assessment district for implementing the Streetscape Plan for University Avenue has not been approved before development of the property, the improvements within the public right-of-way shall be constructed and integrated with the Project.
12.0	Parking	For housing dedicated as student apartments, the minimum off-street parking standards shall be 1.5 spaces for each dwelling unit containing up to two bedrooms and 2 spaces for each dwelling unit containing three bedrooms or more. Due to the mixed use nature of the project, the total minimum parking requirement may be reduced from that defined in Sections 19.74.030 and 19.74.010 of the Zoning Code, subject to the submittal by the landowners of a shared use analysis and approval by the Design Review Board. If retail commercial uses, theaters, and office are a part of the development, the total minimum parking requirement may be reduced by a minimum of 20%.
13.0	Development Agreement	An appropriate developer agreement must be approved for any Planned Mixed-Use Development.
14.0	Phasing	An approved phasing plan shall be required of all projects.